GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Mandapeta Municipality – Change of Land Use from Residential use to Commercial use to an extent of 9415.51 sq.mts. in R.S.No.640/2A, 641/3, 645/2 of Mandapeta as applied by Sri Ch. Veera Venkata Subbarao Chowdary – Draft Variation – Confirmation– Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 20 Dated: 09-01-2018
Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.10260/2013/R1, Dt:04.10.2016.
2. Government Memo No.373211/H1/2016, MA&UD Dept., Dt:30.01.2017.
3. From the DTCP, A.P., Guntur, Lr.Roc.No.10260/2013/R1, Dt.07.06.2017.
4. Govt. Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
5. Govt. Memo No.373211/H1/2016, MA&UD (H1) Dept., Dt.05.07.2017..
6. A.P Extraordinary Gazette No.309, Part.1, Dt.05.07.2017.
7. From the DT&CP., A.P., Guntur, Lr.Roc.No.10260/2013/R, Dt. .12.2017.

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ORDER:-

The draft variation to the land envisaged in Mandapeta General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.309, Part-I, Dt:05.07.2017. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has reported that the Commissioner, Mandapeta Municipality, East Godavari District has informed that the applicant has paid an amount of Rs.85,390/- vide Challan No.6037, Dt.04.02.2009 towards Development / Conversion charges and handed over the Master Plan road area vide Gift Deed No.478/2017, Dt.10.03.2017.

2. The Director of Town & Country Planning, AP, Guntur in the reference 7th read above, has reported that, the Commissioner, Mandapeta Municipalilty, East Godavari District has informed that they have published the draft variation appendix notification pertaining to the change of land used one in the Indian Express (English version) and one in Sakshi (Telugu version) on 12.08.2017 calling for objections/suggestions from the general public and on publication one objection has been received from public, wherein the individual has objected that the land in R.S.No.640/2A2 and 641/3 falls under Industrial use in Master Plan and only 0.9900 cents of land in R.S.No.645/2 falls in Residential land use and there is a proposal for 40'-0" Master Plan Road from the site Under reference to Nagarappu Cheruvugattu. On the objection, the Commissioner, Mandapeta Municipality has clarified that, the as per approved Master Plan of Mandapeta Municipality in G.O.Ms No.481, dated 10.09.2000, the site under reference falls under Residential land use. Further clarified that, for the proposed 40'-0" Master Plan road, the land has been handed over by the applicant to the Municipality at free of cost and the proposal for land conversion has been forwarded to the Government as per Municipal Council Resolution under Section (15) of AP Town Planning Act, 1920.

3. Government after careful examination of the matter has found that there is no validity in objections raised on the proposed change of land use. Accordingly, draft variation issued in the reference 5th read above is hereby confirmed.

(P.T.O.)

4. The appended notification will be published in the next issue of the Andhra Pradesh Gazette on 10.01.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Commissioner, Mandapeta Municipality, Mandapeta, E.G. District.

Copy to:

The individual through the Commissioner, Mandapeta Municpality, Mandapeta, E.G. District.
The District Collector, East Godavari District.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Mandapeta General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.481, MA., dated:19.09.2000 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.640/2A, 641/3 & 645/2 to an extent of 9415.51 Sq.Mts. of Mandapeta town, the boundaries of which are as shown in the schedule hereunder and which is earmarked for **Residential land use** in the General Town Planning Scheme (Master Plan) of Mandapeta sanctioned in G.O.Ms.No.481, MA dt:19.09.2000 is now designated for **Commercial use** by variation of change of land use basing on the Council Resolution No.105, dated:15.07.2013 as marked as “A to M” in the revised part proposed land use map bearing G.T.P. No.28/2017/R available in the Municipal Office Mandapeta town, **subject to the following conditions that;**

1. The applicant shall handover the road affected portion to an extent of 508.20 Sq.Mts. to the Mandapeta Municipality through registered gift deed at free of cost.
2. The applicant shall not commence any development activity in the proposed site under reference without prior permission from the competent authority.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

Contd…..3

6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Proposed 40'-0'' wide Master Plan Road

East : Existing 100'-0'' wide Bye-pass road.

South : Land of Sri V.Ganesh Chowdary, R.Balayogi & N.Annapurna

West : Land of Sri Manyam and others.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER